

## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-20991 (NEW SERIES)

DATE OF FINAL PASSAGE OCTOBER 10, 2018

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0502, 131.0504, 131.0522, 131.0531, 131.0540 AND 131.0555, AND BY ADDING NEW SECTION 131.0541; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 9 BY AMENDING SECTIONS 132.0902 AND 132.0905; AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 BY AMENDING SECTIONS 132.1402 AND 132.1403; AND AMENDING CHAPTER 14, ARTICLE 2, DIVISION 5 BY AMENDING SECTION 142.0530, RELATING TO THE MIDWAY-PACIFIC HIGHWAY COMMUNITY PLAN UPDATE.

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) [No change in text.]
- (b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:
  - " CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area
  - " CN-1-2 allows *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area

- " CN-1-3 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
- " CN-1-4 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*
- " CN-1-5 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*
- " CN-1-6 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*

**§131.0504 Purpose of the CO (Commercial--Office) Zones**

- (a) [No change in text.]
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
  - (1) through (2) [No change in text.]
  - (3) The following zones allow residential *development* in a high-intensity, pedestrian-oriented business park development:
    - " CO-3-1 is intended to accommodate a mix of office uses that serve as a high-intensity employment center with residential uses and limited, complementary retail uses and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*
    - " CO-3-12 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*
    - " CO-3-23 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*

**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

[No change in text.]

**Table 131-05B  
Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -						CR-		CO-						CV-		CP-	
		3 <sup>rd</sup> >>	1-						1-	2-	1-	2-	3-			1-	1-		
			4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1
Open Space through Separately Regulated Agriculture Uses, Commercial Stables [No change in text.]		[No change in text.]																	
Community Gardens		L						L	L	L	L	L	-L			L	L		
Equestrian Show & Exhibition Facilities through Open Air Markets for the Sale of Agriculture-related Products & Flowers [No change in text.]		[No change in text.]																	
Residential through Institutional, Separately Regulated Institutional Uses, Electric Vehicle Charging Stations [No change in text.]		[No change in text.]																	
Energy Generation & Distribution Facilities		C <sup>(10)</sup>						P	C	P	P	P C			P <sup>(10)</sup>	-			
Exhibit Halls & Convention Facilities through <i>Wireless communication facility</i> outside the <i>public right-of-way</i> [No change in text.]		[No change in text.]																	
Retail Sales																			
Building Supplies & Equipment		[No change in text.]																	
Food, Beverages and Groceries		P <sup>(11)</sup>						P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11, 19)</sup>			P <sup>(11)</sup>	-			
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>						P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3, 11)</sup>		P <sup>(3, 11)</sup>		P <sup>(3, 11, 19)</sup>			P <sup>(13)</sup>	-	
Pets & Pet Supplies		P <sup>(11)</sup>						P <sup>(11)</sup>	P <sup>(11)</sup>	-		-		-			-	-	
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>						P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>		P <sup>(11)</sup>		P <sup>(11, 19)</sup>			P <sup>(11)</sup>	-	
Wearing Apparel & Accessories		P <sup>(11)</sup>						P <sup>(11)</sup>	P <sup>(11)</sup>	-		-		-P <sup>(11, 19)</sup>			P <sup>(11)</sup>	-	
Retail Sales, Separately Regulated Retail Sales Uses through Commercial Services, Off-site Services [No change in text.]		[No change in text.]																	
Personal Services		P						P	P	-	-	- P			P	-			
Radio & Television Studios		-						P	P	-	-	- P			-	-			
Tasting Rooms		-						-	-	-	-	- P			-	-			
Visitor Accommodations		P						P	P	-	-	- P			P	-			

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -						CR-		CO-						CV-		CP-	
		3 <sup>rd</sup> >>	1-						1-	2-	1-	2-	3-			1-	1-		
			4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1
<b>Separately Regulated Commercial Services Uses</b>																			
Adult Entertainment Establishments:																			
Adult Book Store through <i>Child Care Facilities</i> : Small Family Child Care Homes [No change in text.]		[No change in text.]																	
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	C	-	-	-	-	P	P	P	P	-	P	-	-				
Fairgrounds through Pushcarts: Pushcarts in <i>Public Right-of-Way</i> [No change in text.]		[No change in text.]																	
Recycling Facilities:																			
Large Collection Facility		N						N	N	N	N	N	N	-	N <sup>(10)</sup>	-			
Small Collection Facility		L						L	L	L	L	L	L	-	L <sup>(10)</sup>	-			
Large Construction & Demolition Debris <i>Recycling Facility</i> through Small Construction & Demolition Debris <i>Recycling Facility</i> [No change in text.]		[No change in text.]																	
Drop-off Facility		L						L	L	L	L	L	L	-	L	-			
Green Materials Composting Facility through Zoological Parks [No change in text.]		[No change in text.]																	
<b>Offices</b>																			
<b>Business &amp; Professional</b>		P <sup>(7)</sup>						P	P	P	P	P	P <sup>(19)</sup>	-	-				
<b>Government</b>		P						P	P	P	P	P	P <sup>(19)</sup>	-	-				
<b>Medical, Dental &amp; Health Practitioner</b>		P						P	P	P	P	P	P <sup>(19)</sup>	P <sup>(10)</sup>	-				
<b>Regional &amp; Corporate Headquarters</b>		P						P	P	P	P	P	P <sup>(19)</sup>	-	-				
<b>Offices, Separately Regulated Office Uses, Real Estate Sales Offices &amp; Model Homes through Industrial, Trucking &amp; Transportation Terminals</b> [No change in text.]		[No change in text.]																	



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																	
	1 <sup>st</sup> & 2 <sup>nd</sup> >>	CN <sup>(1)</sup> -						CR-		CO-						CV-		CP-	
		3 <sup>rd</sup> >>	1-						1-	2-	1-		2-		3-		1-	1-	
			4 <sup>th</sup> >>	1	2	3	4	5	6	1	1	1	2	1	2	1	2	3	1
Separately Regulated Industrial Uses																			
Artisan Food and Beverage Producer		N						-	-	-	-	- <u>L</u>		-		-			
Hazardous Waste Research Facility through Signs, Separately Regulated Signs Uses, Theater Marquees [No change in text.]		[No change in text.]																	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																											
	1st & 2nd >>  3rd >>  4th >>	CC-																											
		1-			2-			3-			4-			5-															
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6		
Open Space through <i>Signs</i> , Separately Regulated <i>Signs</i> Uses, Theater <i>Marquees</i> [No change in text.]		[No change in text.]																											

#### Footnotes for Table 131-05B

<sup>1</sup> through <sup>18</sup> [No change in text.]

<sup>19</sup> See Section 131.0541.

### §131.0531 Development Regulations Tables for Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

- (a) CN Zones

**Table 131-05C**  
**Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
<b>Max Permitted Residential Density</b> <sup>(1)</sup>		3,000	1,500	1,500	1,000	600	<u>800</u>
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies	<u>applies</u>
<b>Lot Area</b>							
Min <i>Lot Area</i> (sf)		2,500	5,000	5,000	2,500	2,500	2,500
Max <i>Lot Area</i> (ac)		0.3	10	10	0.3	0.3	0.3
<b>Lot Dimensions</b>							
Min <i>Lot Width</i> (ft)		25	50	50	25	25	<u>25</u>
Min <i>Street Frontage</i> (ft)		25	50	50	25	25	<u>25</u>
Min <i>Lot Depth</i> (ft)		100	--	--	--	--	--
<b>Setback Requirements</b> <sup>(5)</sup>							
Min Front <i>Setback</i> (ft)		--	--	--	--	--	--
Max Front <i>Setback</i> (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	<u>10<sup>(2)</sup></u>
[See Section 131.0543(a)]							
Min Side <i>Setback</i> (ft)		10	10	10	10	10	<u>10</u>
Optional Side <i>Setback</i> (ft)		0	0	0	0	0	<u>0</u>
[See Section 131.0543(b)]							
Side <i>Setback</i> Abutting Residential		applies	applies	applies	applies	applies	<u>applies</u>
[See Section 131.0543(c)]							
Min <i>Street Side Setback</i> (ft)		--	--	--	--	--	--
Max <i>Street Side Setback</i> (ft)		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	<u>10<sup>(2)</sup></u>
[See Section 131.0543(a)]							
Min Rear <i>Setback</i> (ft)		10	10	10	10	10	<u>10</u>
Optional Rear <i>Setback</i> (ft)		0	0	0	0	0	<u>0</u>
[See Section 131.0543(b)]							
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	<u>applies</u>
<b>Max Structure Height</b> (ft)		30	30	30	65	65	65
<b>Max Floor Area Ratio</b>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	<u>1.0<sup>(3,4)</sup></u>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.5	0.75	0.75	1.2	1.2	<u>1.2</u>
<i>Minimum Floor Area Ratio</i> for Residential Use		0.5	0.38	0.38	0.6	0.6	<u>0.6</u>

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones					
	1st & 2nd >>	CN-					
	3rd >>	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6
<b>Ground-floor Height</b> [See Section 131.0548]		--	--	--	applies	applies	applies
<b>Pedestrian Paths</b> [See Section 131.0550]		applies	applies	applies	applies	applies	applies
<b>Transparency</b> [See Section 131.0552]		applies	--	applies	applies	applies	applies
<b>Building Articulation</b> [See Section 131.0554]		applies	applies	applies	applies	applies	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05C[No change in text.]

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations for CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >> 3rd >> 4th >>	CR-		CO-						CV-		CP-
		1-   2-	1-		2-		3-		1-		1-	
		1	1	2	1-	2-	1	2	<u>3</u>	1	2	1
Max Permitted Residential <i>Density</i> <sup>(1)</sup>		1,500	1,000	1,500	-	-	<del>800</del> <u>1,000</u>	<del>600</del> <u>800</u>	<u>600</u>	1,500	1,500	--
Supplemental Residential Regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	--
Supplemental Commercial Regulations [See Section 131.0541]		--	--	--	--	--	<u>applies</u>	--	--	--	--	--
Lot Area												
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	<u>5,000</u>	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--	--
Lot dimensions												
Min Lot Width (ft)		100	50	50	50	50	50	50	<u>50</u>	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	<u>50</u>	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	<u>100</u>	100	100	--
Setback Requirements <sup>(6)</sup>												
Min Front Setback (ft)		10	10	10	10	10	--	--	--	10	--	10
Max Front Setback (ft) [See Section 131.0543(a)]		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	<u>10<sup>(2)</sup></u>	--	10 <sup>(2)</sup>	--

Min Side <i>Setback</i> (ft) Optional Side <i>Setback</i> (ft)	10 --	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0	10 0	<u>10</u> <u>0</u>	10 --	10 0 <sup>(3)</sup>	10 --
Side <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies
Min <i>Street</i> Side <i>Setback</i> (ft) Max <i>Street</i> Side <i>Setback</i> (ft) [See Section 131.0543(a)]	10 --	10 25 <sup>(2)</sup>	10 --	10 25 <sup>(2)</sup>	10 --	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- <u>10<sup>(2)</sup></u>	-- <u>10<sup>(2)</sup></u>	-- 10 <sup>(2)</sup>	-- --
Min Rear <i>Setback</i> (ft) Optional Rear <i>Setback</i> (ft)	10 --	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>	<u>10</u> <u>0<sup>(3)</sup></u>	10 <u>0<sup>(3)</sup></u>	10 0 <sup>(3)</sup>	10 0 <sup>(3)</sup>
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies
<b>Max Structure Height</b> (ft)	60	45	60	45	65	65 50	70 65	<u>70</u>	60	45	30
<b>Min Lot Coverage</b> (%) <sup>(6)</sup>	--	--	--	--	--	--	--	--	--	35	--
<b>Max Floor Area Ratio</b>	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	<u>2.0<sup>(4,5)</sup></u>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	2.5 <u>1.0</u>	2.5	<u>2.5</u>	--	--	--
Minimum <i>Floor Area Ratio</i> for Residential Use	0.5	1.0	0.75	---	---	1.5 <u>1.0</u>	1.5	<u>2.5</u>	--	--	--
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 131.0546(b)]	applies	--	applies	--	applies	applies	applies	<u>applies</u>	--	--	--
<b>Ground-floor Height</b> [See Section 131.0548]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	--
<b>Pedestrian Paths</b> [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	--
<b>Transparency</b> [See Section 131.0552]	--	applies	--	applies	--	applies	applies	<u>applies</u>	--	applies	--
<b>Building Articulation</b> [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	--
<b>Street Yard Parking Restriction</b> [See Section 131.0555]	--	applies	--	applies	--	applies	applies	<u>applies</u>	--	--	--
<b>Parking Lot Orientation</b> [See Section 131.0556]	applies	--	applies	--	applies	-- <u>applies</u>	--	--	applies	applies	--
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]	applies	applies	applies	applies	applies	applies	applies	<u>applies</u>	applies	applies	applies

Footnotes for Table 131-05D[No change in text.]

- (c) CC Zones [No change in text.]

**§131.0540 Maximum Permitted Residential Density and Other Residential Regulations**

The following regulations apply to residential *development* within commercial zones where indicated in Table 131-05B:

- (a) through (b) [No change in text.]

- (c) Ground *Floor* Restrictions.

- (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, CN-1-6, CO-3-1, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A. In the CN-1-6 and CO-3-1 zones, residential use and residential parking are limited to 70 percent of the *street frontage* along the front *property line*.

**Diagram 131-05A**

**Ground Floor Restriction**

[No change in text.]

- (2) [No change in text.]

- (d) through (e) [No change in text.]

**§131.0541 Supplemental Commercial Regulations for CO Zones**

The following regulations apply to commercial *development* within commercial office zones where indicated in Table 131-05D:

- (a) The gross floor area occupied by retail sales uses shall not exceed 10 percent of the total gross floor area on each premises, and the gross floor area of each individual retail establishment shall not exceed 15,000 square feet.
- (b) A minimum of 25 percent of gross floor area on each premises shall be occupied by uses in the office use category or the research and development use subcategory.
- (c) For phased development, all or a portion of the required office or research and development use shall be constructed prior to or in the same phase as the development of residential use.

**§131.0555 Parking Restriction**

In the CO-1-1, CO-3-1, and CO-3-2, and CO-3-3 zones, parking is not permitted in the required front and *street side yard*.

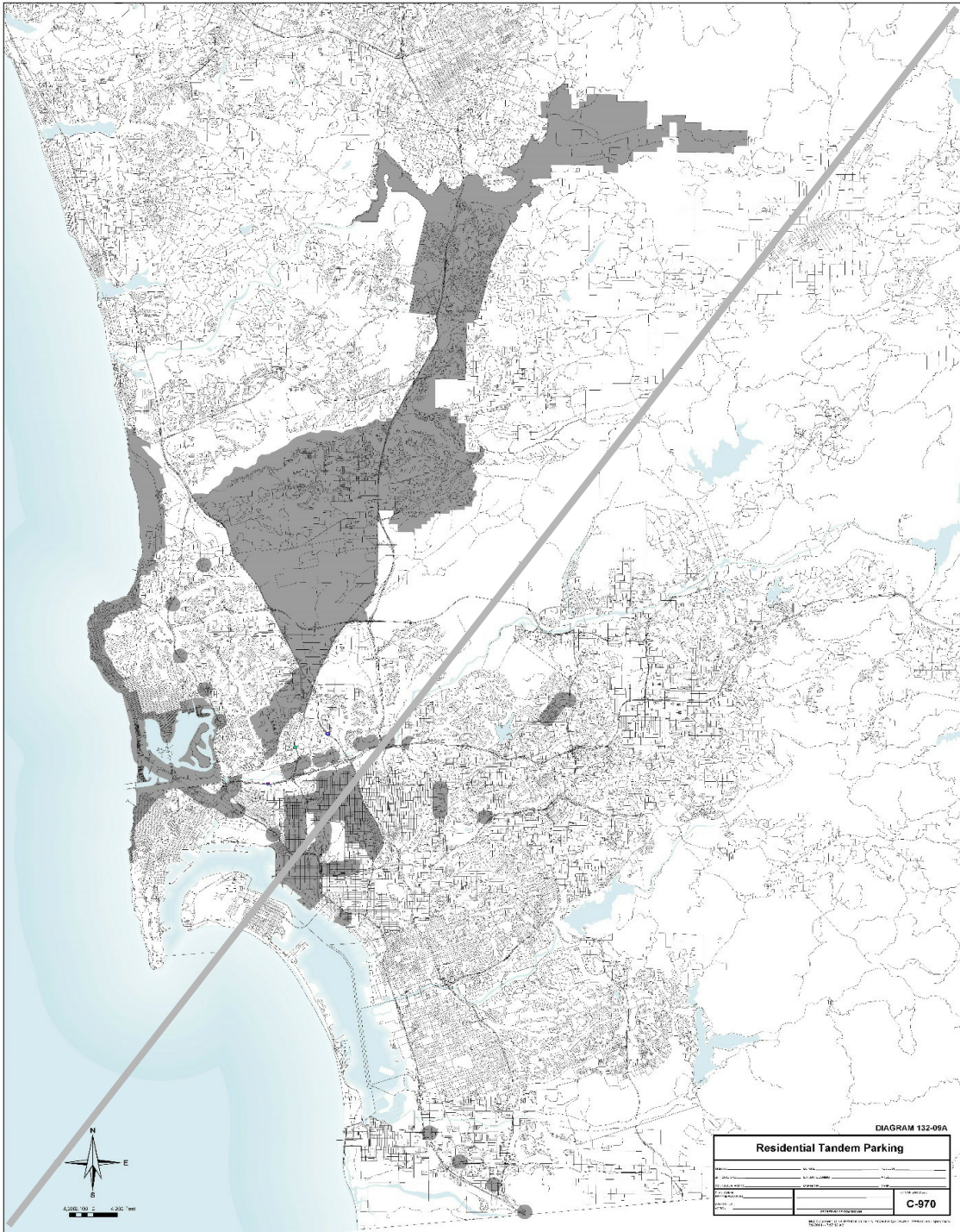
**§132.0902 Where the Residential Tandem Parking Overlay Zone Applies**

- (a) This overlay zone applies to property shown on Map No. ~~C-970~~ C-990, filed in the office of the City Clerk under Document No. ~~OO-20752~~ OO-. These areas are shown generally on Diagram 132-09A.
- (b) [No change in text.]

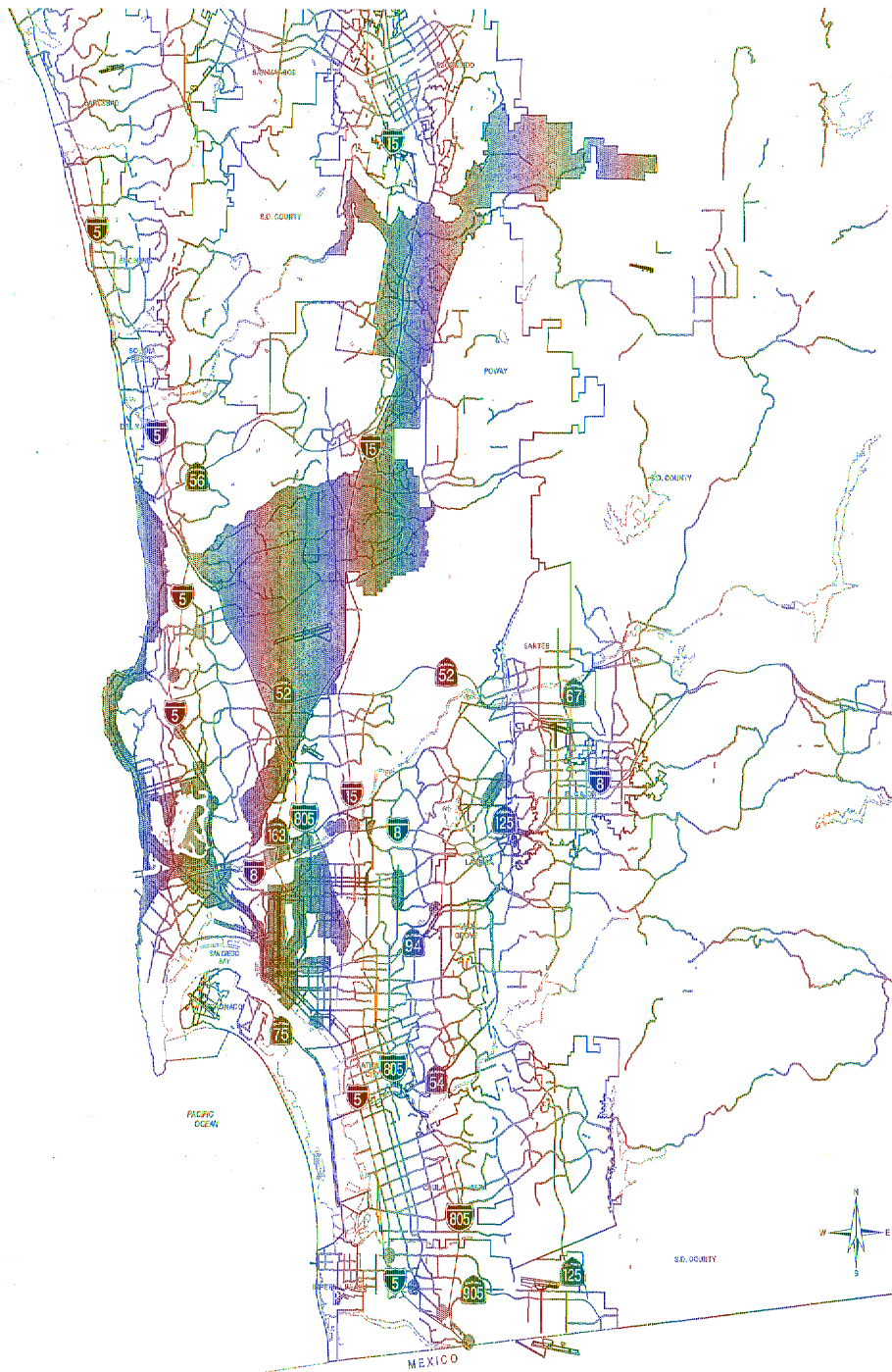
**Table 132-09A**

**Residential Tandem Parking Overlay Zone Applicability**

[No change in text.]



~~DIAGRAM 132-09A—Residential Tandem Parking~~



**DIAGRAM 132-09A**  
**Residential Tandem Parking**



This is a reproduction of Map No. C-990 for illustration purposes only.

**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:
  - (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the North Park Community Plan area, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, ~~and~~ the San Pasqual Community Plan area, and the Midway-Pacific Highway Community Plan area.
  - (2) through (3) [No change in text.]
  - (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.<sup>2</sup>
  - (5) [No change in text.]
- (b) through (d) [No change in text.]

**§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14P.

**Table 132-14A**

**Community Plans with Property in the Community Plan Implementation Overlay Zone**

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram	B-4310

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
132-14N)	
Midway/-Pacific Highway Corridor (See Diagram 132-14D)	<del>C-782</del> B-4331
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-989

(b) [No change in text.]

**Table 132-14B**

**Community Plan Implementation Overlay Zone Applicability**

[No change in text.]

**§132.1403 Exception to the Community Plan Implementation Overlay Zone**

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.

**DIAGRAM 132-14A**

**Clairemont Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14B**

**Otay Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

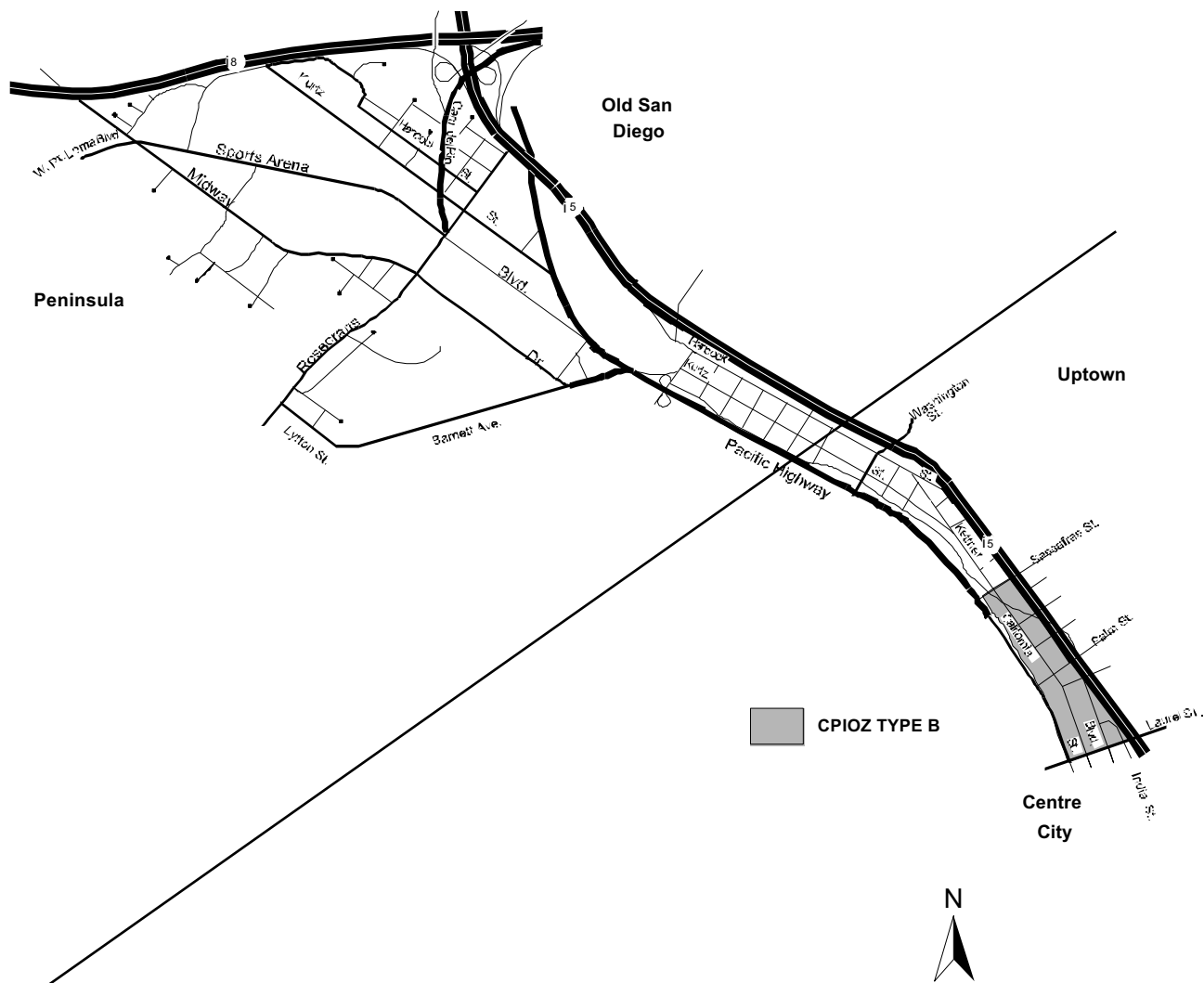
[No change in text.]

**DIAGRAM 132-14C**

**Linda Vista Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-750 for illustration purposes only.

[No change in text.]



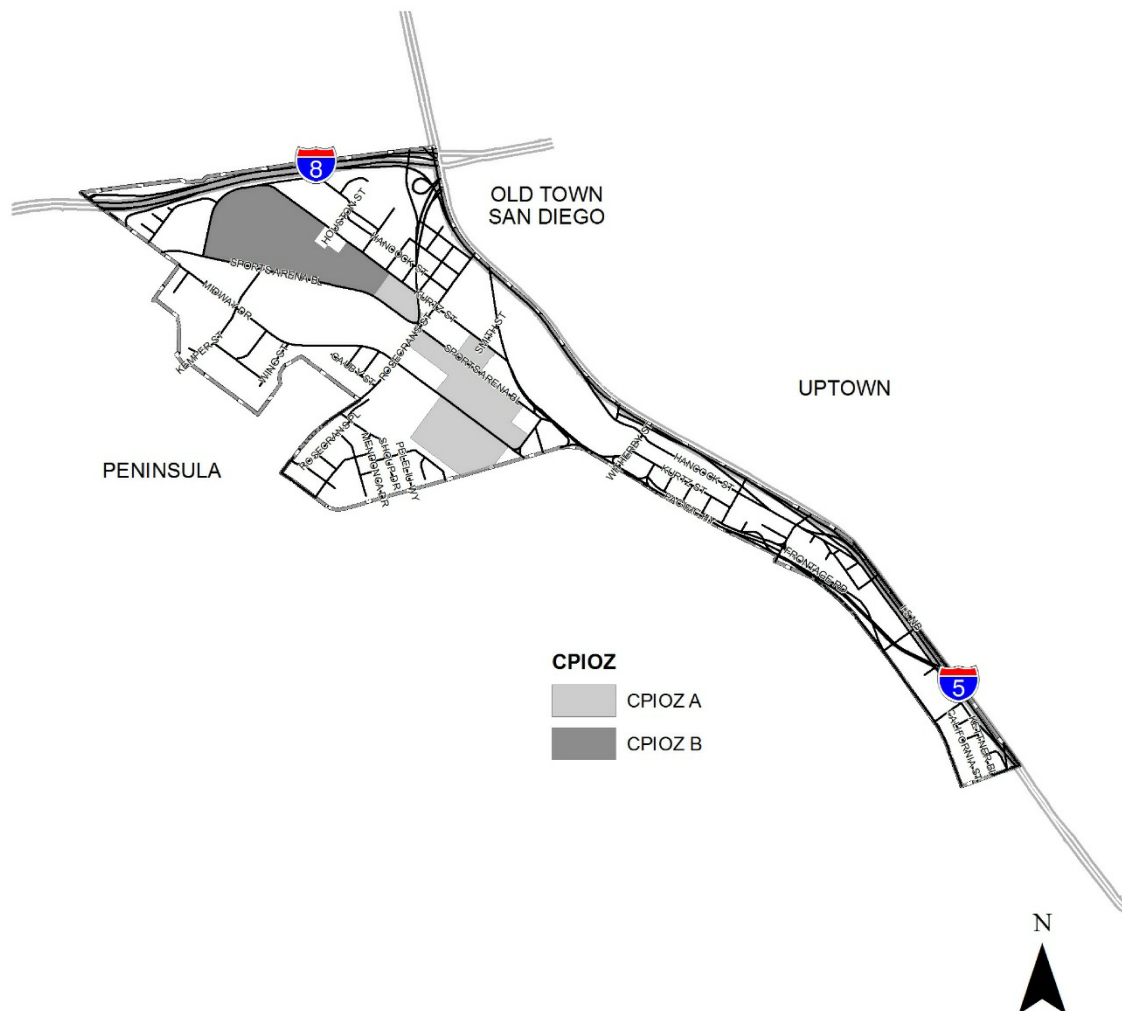
**DIAGRAM 132-14D**

**Midway Pacific Highway Corridor**

**Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-782 for illustration purposes only.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*



**DIAGRAM 132-14D**

**Midway-Pacific Highway**

**Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4331 for illustration purposes only.

**DIAGRAM 132-14E**

**Navajo Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-954 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14F**

**Pacific Beach Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14G**

**Peninsula Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14H**

**Rancho Bernardo Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-773.1 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14I**

**Rancho Penasquitos Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4025 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14J**

**University Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14K**

**Uptown Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-989 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14L**

**Skyline-Paradise Hills Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. V-2 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14M**

**Sherman Heights and Grant Hill Historic Districts**

This is a reproduction of Map No. B-4312 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14N**

**Mid-City Eastern Area – Chollas Triangle Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4310 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14O**

**Encanto Neighborhoods Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-962 for illustration purposes only.

[No change in text.]

**DIAGRAM 132-14P**

**Southeastern San Diego Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. C-961 for illustration purposes only.

[No change in text.]

**§142.0530 Nonresidential Uses — Parking Ratios**

- (a) Retail Sales, Commercial Services, and Mixed-Use Development. Table 142-05E establishes the ratio of required parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

**Table 142-05E**  
**Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of <i>Floor Area</i> Unless Otherwise Noted (<i>Floor Area</i> Includes <i>Gross Floor Area</i> plus Below <i>Grade Floor Area</i> and Excludes <i>Floor Area</i> Devoted to Parking)</b>		
	<b>Required Automobile Parking Spaces<sup>(1)</sup></b>		
	<b>Minimum Required Outside a <i>Transit Area</i> or <i>Transit Priority Area</i></b>	<b>Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i><sup>(2)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	6.5
CC-1-2 CC-2-2 CC-4-2 CC-5-2	2.5	2.1	6.5
CC-1-3 CC-2-3 CC-4-3 CC-5-3	5.0 <sup>(3)</sup>	4.3	6.5
CC-2-4 CC-3-4 CC-4-4 CC-5-4	2.5	2.1	6.5
CC-3-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-3-5/Beach impact area <sup>(5)</sup>	2.5	2.1	6.5
CC-4-5	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CC-2-5 CC-5-5	1.25	1.25	5.5
CC-3-6 CC-4-6 CC-5-6	2.5	2.1	6.5
CC-3-7	2.5	2.1	6.5
CC-3-8	2.5	2.1	6.5
CC-3-9	2.5	2.1	6.5



CN-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
CN-1-2	5.0	4.3	6.5
CN-1-3	2.5	2.1	6.5
CN-1-4	2.5	2.1	6.5
CN-1-5	2.5	2.1	6.5
CN-1-6	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>
CR-1-1 CR-2-1	5.0 <sup>(3)</sup>	4.3	6.5
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 CO-3-3	5.0	4.3	6.5
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	5.0	4.3	6.5
IL-1-1 IL-2-1 IL-3-1	5.0	4.3	6.5
IP-1-1 IP-2-1	5.0	4.3	6.5
IS-1-1	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
IBT-1-1	5.0	4.3	6.5
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5
Barrio Logan: Except Subdistrict B	2.5	2.1	6.5
Carmel Valley	5.0	4.3	6.5
Cass Street	2.0	2.0	6.5
Central Urbanized	2.5	2.1	6.5
La Jolla	1.7	1.7	5.5
La Jolla Shores	1.0	1.0 <sup>(4)</sup>	5.5

Mid-City: CN-3 and CV-3	1.25	1.25	5.5
Mid-City: Except CN-3, CV-3	2.5	2.1	6.5
Mount Hope	3.3	2.8	6.5
Mission Valley: CV	2.5	2.1	6.5
Mission Valley: Except CV	5.0	4.3	6.5
Old Town	4.0	3.4	6.5
West Lewis Street	1.0 <sup>(4)</sup>	1.0 <sup>(4)</sup>	5.5

**Footnotes for Table 142-05E** [No change in text.]

- (b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* are in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the *primary use* on a *premises*.

**Table 142-05F**  
**Parking Ratios for Eating and Drinking Establishments**

<b>Zone</b>	<b>Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment<sup>(1)</sup> Floor Area Unless Otherwise Noted</b> ( <i>Floor Area Includes Gross Floor Area plus Below Grade Floor Area and Excludes Floor Area Devoted to Parking</i> )		
	<b>Required Automobile Parking Spaces<sup>(2)</sup></b>		
	<b>Minimum Required Outside a Transit Area or Transit Priority Area</b>	<b>Minimum Required Within a Transit Area or Transit Priority Area<sup>(3)</sup></b>	<b>Maximum Permitted</b>
<b>Commercial Zones</b>			
CC-1-1 CC-2-1 CC-4-1 CC-5-1	2.5	2.1	25.0
CC-1-2 CC-2-2 CC-4-2	2.5	2.1	25.0
CC-5-2	2.5	2.1	25.0
CC-4-2/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-1-3 CC-2-3 CC-4-3 CC-5-3	15.0	12.8	25.0
CC-2-4 CC-3-4 CC-4-4	2.5	2.1	25.0
CC-4-4/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-5-4	2.5	2.1	25.0
CC-2-5 CC-3-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-3-5/Coastal Overlay Zone <sup>(4)</sup>	5.0	4.3	25.0
CC-4-5	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CC-5-5	1.25	1.25	20.0

CC-3-6 CC-4-6 CC-5-6	2.5	2.1	25.0
CC-3-7	2.5	2.1	25.0
CC-3-8	2.5	2.1	25.0
CC-3-9	2.5	2.1	25.0
CN-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
CN-1-2	15.0	12.8	25.0
CN-1-3	2.5	2.1	25.0
CN-1-4	2.5	2.1	25.0
CN-1-5	2.5	2.1	25.0
<u>CN-1-6</u>	<u>2.5</u>	<u>2.1</u>	<u>25.0</u>
CR-1-1 CR-2-1	15.0	12.8	25.0
CO-1-1 CO-1-2 CO-2-1 CO-2-2 CO-3-1 CO-3-2 <u>CO-3-3</u>	15.0	12.8	25.0
CV-1-1	15.0	2.1	25.0
CV-1-2	5.0	4.3	25.0
<b>Industrial Zones</b>			
IH-1-1 IH-2-1	15.0	12.8	25.0
IL-1-1 IL-2-1 IL-3-1	15.0	12.8	25.0
IP-1-1 IP-2-1	15.0	12.8	25.0
IS-1-1	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
IBT-1-1	15.0	12.8	25.0
<b>Planned Districts</b>			
Barrio Logan: Subdistrict B	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0
Barrio Logan: Except Subdistrict B	2.5	2.1	20.0
Carmel Valley	15.0	12.8	25.0

Cass Street	5.0	4.3	25.0
Central Urbanized	2.5	2.1	6.5
La Jolla	5.0	4.3	20.0
La Jolla Shores	1.0	1.0 <sup>(5)</sup>	20.0
Mid-City: CN-3 and CV-3	1.25	1.25	20.0
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0
Mount Hope	3.3	2.8	25.0
Mission Valley: CV	5.0	4.3	25.0
Mission Valley: Except CV	15.0	12.8	25.0
Old Town	4.0	3.4	25.0
West Lewis Street	1.0 <sup>(5)</sup>	1.0 <sup>(5)</sup>	20.0

**Footnotes for Table 142-05F** [No change in text.]

(c) through (h) [No change in text.]

SMT:als  
06/13/2018  
11/07/2018 Cor. Copy  
Or.Dept: Planning  
Doc. No.: 1620083\_3